

2023 ECF TABLE GLA GOSHORN LAKE AREA

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Destr.
20-003-009-00	8460 136TH AVE	01/04/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$230,200	41.85	\$550,081	\$299,059	\$250,941	\$272,554	0.921	1,690	\$169.37	GLA	0.2460	1 STORY	RESIDENTIAL	\$284,000	No	/ /		GLA-GOSHORN LAKE AREA	401	82
20-170-007-00	3581 65TH ST UNIT #7	06/10/20	\$154,500	WD	03-ARM'S LENGTH	\$154,500	\$43,700	28.28	\$144,656	\$60,676	\$99,824	\$91,184	1.029	546	\$171.84	GLA	11.0720	1 STORY	RES 1 FAMILY	\$60,000	No	/ /		GLA-GOSHORN LAKE AREA	401	89
20-170-018-00	3581 65TH ST UNIT # 18	06/12/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$56,000	30.27	\$174,209	\$61,697	\$123,303	\$122,163	1.009	819	\$150.55	GLA	9.1095	1.5 STORY	RES 1 FAMILY	\$60,000	No	/ /		GLA-GOSHORN LAKE AREA	401	90
20-210-005-00	6508 GOSHORN WAY DR	11/30/20	\$430,500	WD	03-ARM'S LENGTH	\$430,500	\$189,000	43.90	\$435,607	\$60,000	\$370,500	\$407,825	0.908	1,960	\$189.03	GLA	0.9761	1.5 STORY	RES 1 FAMILY	\$60,000	No	/ /		GLA-GOSHORN LAKE AREA	401	93
20-210-013-00	6520 GOSHORN WAY DR	03/22/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$160,200	38.60	\$366,770	\$60,000	\$355,000	\$333,084	1.066	1,960	\$181.12	GLA	14.7560	1.5 STORY	RES 1 FAMILY	\$60,000	No	/ /		GLA-GOSHORN LAKE AREA	401	90
20-210-014-00	3584 HIDDEN DUNES DR	02/01/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$157,700	37.55	\$427,298	\$60,000	\$359,331	\$398,077	0.903	1,960	\$183.33	GLA	1.5571	1.5 STORY	RES 1 FAMILY	\$60,000	No	/ /		GLA-GOSHORN LAKE AREA	401	89
20-210-015-00	3580 HIDDEN DUNES DR	11/30/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$188,800	49.68	\$434,979	\$60,000	\$330,000	\$407,143	0.786	1,960	\$163.27	GLA	13.2274	1.5 STORY	RES 1 FAMILY	\$60,000	No	/ /		GLA-GOSHORN LAKE AREA	401	90
20-210-018-00	3568 HIDDEN DUNES DR	09/25/20	\$374,000	WD	21-NOT USED/OTHER	\$374,000	\$168,200	44.97	\$391,021	\$60,000	\$314,000	\$359,415	0.874	1,960	\$160.20	GLA	4.4596	1.5 STORY	RES 1 FAMILY	\$60,000	No	/ /		GLA-GOSHORN LAKE AREA	401	93
20-235-008-00	3574 KINGFISHER COVE DR	09/01/20	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$163,500	40.07	\$376,461	\$81,525	\$326,475	\$320,235	1.019	1,626	\$200.78	GLA	10.1249	1.5 STORY	RES 1 FAMILY	\$60,000	No	/ /		GLA-GOSHORN LAKE AREA	401	94
20-235-015-00	6449 LILYPAD LN	07/06/20	\$424,000	WD	03-ARM'S LENGTH	\$424,000	\$194,300	45.83	\$451,393	\$66,631	\$357,369	\$417,765	0.855	2,475	\$144.39	GLA	6.2809	1.5 STORY	RES 1 FAMILY	\$60,000	No	/ /		GLA-GOSHORN LAKE AREA	401	94
20-235-016-00	6445 LILYPAD LN	09/10/21	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$207,600	41.60	\$443,872	\$66,631	\$432,369	\$409,599	1.056	2,475	\$174.69	GLA	13.7382	1.5 STORY	RES 1 FAMILY	\$60,000	No	/ /		GLA-GOSHORN LAKE AREA	401	94
20-235-017-00	6441 LILYPAD LANE	07/09/20	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$191,100	46.63	\$443,578	\$66,631	\$343,369	\$409,280	0.839	2,475	\$138.73	GLA	7.9380	1.5 STORY	RES 1 FAMILY	\$60,000	No	/ /		GLA-GOSHORN LAKE AREA	401	94
20-235-019-00	3591 CATTAIL CT	10/01/20	\$407,500	WD	03-ARM'S LENGTH	\$407,500	\$192,200	47.17	\$443,872	\$66,631	\$340,869	\$409,599	0.832	2,475	\$137.72	GLA	8.6037	1.5 STORY	RES 1 FAMILY	\$60,000	No	/ /		GLA-GOSHORN LAKE AREA	401	94
20-235-022-00	3562 CATTAIL CT	12/17/20	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$192,200	45.76	\$443,872	\$66,631	\$353,369	\$409,599	0.863	2,475	\$142.78	GLA	5.5520	1.5 STORY	RES 1 FAMILY	\$60,000	No	/ /		GLA-GOSHORN LAKE AREA	401	94
20-235-023-00	3563 CATTAIL CT	07/09/20	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$192,200	48.06	\$443,872	\$66,631	\$333,269	\$409,599	0.814	2,475	\$134.65	GLA	10.4592	1.5 STORY	RES 1 FAMILY	\$60,000	No	/ /		GLA-GOSHORN LAKE AREA	401	94

Totals: \$5,877,400 \$5,877,400 \$2,526,900 \$5,971,541 \$4,673,988 \$5,177,122 \$161.50 1.5422

Sale Ratio => 42.99 E.C.F. => 0.903 Std. Deviation=> 0.093706072

Std. Dev. => 6.24 Ave. E.C.F. => 0.918 Ave. Variance=> 7.8725 Coefficient of Var=> 8.573515115

USED 0.903

Not Used

20-170-008-00	3581 65TH ST UNIT #8	07/15/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$41,000	15.77	\$136,405	\$61,590	\$198,410	\$81,232	2.442	553	\$358.79	GLA	244.2500	1 STORY	RES 1 FAMILY	\$60,000	No	/ /		GLA-GOSHORN LAKE AREA	401	84
20-170-011-00	3581 65TH ST UNIT	09/27/21	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$48,100	24.99	\$144,832	\$62,582	\$129,918	\$89,305	1.455	557	\$233.25	GLA	53.6527	1 STORY	RES 1 FAMILY	\$60,000	No	/ /	20-770-011-00	GLA-GOSHORN LAKE AREA	401	92